

Medium and High Density Residential Properties

Existing Multi-Family					
Existing Apartments	Address	Acreage	Units**	Population*	Density
Allure	701 N. Vista Ridge Boulevard	19.97	334	835	16.7
Arboleda Luxury Apt. Homes (PUD)	900 Discovery Boulevard	17.50	312	780	17.8
Bexley at Silverado Apts. (formerly Altea at Silverado Apts.)	12820 W. Parmer Lane	16.00	300	750	18.8
Bridge at Volente (formerly Marquis at Volente or Amberley Ridge Apts.)	11908 Anderson Mill Road	13.70	208	520	15.2
Buttercup Creek Apts.	403 Buttercup Creek Boulevard	4.90	80	200	16.3
Camden Brushy Creek (formerly Verde Apts. At Brushy Creek)	1101 Brushy Creek Road	13.80	272	680	19.7
Cedar Park Townhomes	400/401 E. Cypress Creek Road	33.10	226	565	6.8
Colonial Grand at Silverado (Ph 1)	3001 Colonial Parkway	26.00	238	595	9.2
Colonial Grand at Silverado Reserve (Ph 2)	3000 Colonial Parkway	20.20	256	640	12.7
Cypress Creek at Lakeline (PUD)	2101 S. Lakeline Boulevard	16.20	236	590	14.6
Cypress Gardens (previously Middle Brook Gardens)(Ph 1 & 2) (PUD)	335 Cypress Creek Road	11.90	416	1040	35.0
Lakeline Villas Apts. (PUD)	2201 S. Lakeline Boulevard	14.10	309	773	21.9
Lodge at Lakeline Village (PUD)	2000 S. Lakeline Boulevard	22.80	364	910	16.0
Muir Lake Apts. (Lakeline Village PD)	12600 Avery Ranch Boulevard	40.57	332	830	8.2
Red Stone Ranch Apts.	1600 S. Lakeline Boulevard	19.60	324	810	16.5
Regal Parc (Lakeline Village PD)	348 Cypress Creek Road	5.95	123	308	20.7
Regal Parc Apts. (formerly Regal Canyon Apts.)	350 Cypress Creek Road	7.70	156	390	20.3
Silverado at Brushy Creek (formerly Alexan Silverado)	11300 W. Parmer Lane	16.70	312	780	18.7
Stonehaven at Cedar Park (Whitestone Multifamily)	1201 W. Whitestone Boulevard	6.06	120	300	19.8
Tamaric Apts.	1507 Cedar Park Drive	2.40	24	60	10.0
Tuckaway Apts.	1700 Bagdad Road	17.16	256	640	14.9
The View at Cedar Park (Cedar Park Town Center Apts.)	1430 Main Street	3.00	136	340	45.3
Whitestone Apts.	601 Doris Lane	2.95	40	100	13.6
Existing Multi-Family Total		352.26	5,374	13,435	15.3
Zoned Multi-Family, Under Review or Development					
Zoned MF, SD under review, permitted but undeveloped, or under construction		Acreage	Units**	Population*	Density
High Meadow Apartments	2300 and 2310 Bagdad Road	2.93	58	145	19.8
Zoned Multi-Family, Under Review or Development Total		2.93	58	145	19.8
Zoned, Undeveloped Multi-Family					
Zoned Multi-Family or PD, not developed	Address	Acreage	Units**	Population*	Density
City of Cedar Park/Quarry MF	Anderson Mill Road at Park Street	23.36	467	1168	20.0
Zoned, Undeveloped Multi-Family Total		23.36	467	1,168	20.0
Zoned Multi-Family, NOT Developed as Multi-Family ****					
Zoned Multi-Family, used other than Multi-Family Total	Address	Acreage	Units**	Population*	Density
Cedar Park Ranchettes Unit 2	Multiple lots:600 Lonestar-1.69ac, 810 Lonestar-0.22ac, 808 Lonestar-0.26ac, 806 Lonestar-0.22ac, 804 Lonestar-0.21ac, 803 Royal-0.46ac, 803 Lonestar-0.221ac, 801 Lonestar-0.24ac	3.52	21	53	6.0
Cedar Park Ranchettes Unit 4	(multiple lots in Park Street Area)	3.84	23	58	6.0
Cedar Park Ranchettes Unit 6A	(multiple lots west of 183)	2.47	15	37	6.0
Church of Christ on Brushy Creek Road	3515 Brushy Creek Road	3.1	19	47	6.0
Forest Oaks Swim Center and Park	708 Lynnwood Trail	2.28	14	34	6.0
Lakeline at Whitestone area	(multiple lots)	4.64	28	70	6.0
Whitestone Assembly of God	1004-1100 W. Whitestone Boulevard	4.84	29	73	6.0
Zoned Multi-Family, NOT Developed as Multi-Family Total		24.69	148	370	6
Existing Mixed Use					
Existing Mixed Use	Address	Acreage	Units**	Population*	Density
Latitude at Presidio (Parmer Ranch Trails Mixed Use Planned Development)	3440 Ranch Trails	10.36	337	674	32.5
Cross Creek MU Phase 1	C-Bar Ranch Trail	7.72	349	698	45.2
Quest MU	910 Quest Parkway	8.93	330	660	37.0
Existing Mixed Use Total		27.01	1,016	2,032	37.6
Zoned for Mixed Use, Under Review or Development					
Zoned PD or MU, under review, permitted but undeveloped, or under construction		Acreage	Units**	Population*	Density
None					
Zoned for Mixed Use, Under Review or Development Total		0.00	0	0	0.0
Zoned for Mixed Use, Undeveloped					
Zoned Mixed Use, not developed	Address	Acreage	Units**	Population*	Density
Bell Boulevard Redevelopment PD	Bell Blvd. between Park and Buttercup Creek	20	1300	2600	65.0
City of Cedar Park / Quarry MU	Anderson Mill Rd.	19.89	796	1591	40.0
Cross Creek MU Phase 2	C-Bar Ranch Trail	3.90	195	390	50.0
Indigo Ridge North PD	NW corner of Whitestone and Sam Bass	50.00	3000	6000	60.0
Indigo Ridge South PD	South of Whitestone and west of Sam Bass	20.00	1500	3000	75.0
Silverado MU	Ronald W. Reagan Blvd. (south of PRT)	13.00	520	1040	40.0
Zoned for Mixed Use, Undeveloped Total		126.79	7,311	14,621	57.7
Existing Zoned Condos/Townhomes					
Existing Zoned Condos/Townhomes	Address	Acreage	Units**	Population*	Density
Detached					
Abbotsbury Condominiums	3301 Abbotsbury Drive	10.01	25	63	2.5
Buttercup Creek Condominiums	404 Buttercup Creek Boulevard	6.4	128	320	20.0
Cottages at Abrantes	710 Arrow Point Drive	6.00	31	78	5.2
Cypress Mill Place (Caspita/Hopper Condos)	900 Old Mill Road	7.50	47	118	6.3
Edgewater Condominiums	13701 Ronald W. Reagan Boulevard	21.83	109	273	5.0
Paradiso Villas (formerly Silverado Town Homes at Cedar Park)	11400 W Parmer Lane	16.028	136	340	8.5
Reserve at Caballo Ranch	103 CR 180	22.3	89	223	4.0
Whitestone Landing (Whitestone Condominiums)	3240 E. Whitestone Boulevard	15.50	99	248	6.4
Woodford Estates (Little Elm South Condos)	1400 Little Elm Trail	23.87	111	278	4.7
Woodford Gardens (Little Elm North Condos)	1401 Little Elm Trail	11.17	86	215	7.7
Attached					
The Arbors at Lakeline (formerly Lakeline West Condos)	2214 S. Lakeline Boulevard	11.25	64	160	5.7
The Arbors at Lakeline (Lakeline East Condos)	2304 S. Lakeline Boulevard	17.206	146	365	8.5
Buttercup Creek Townhomes	401 Buttercup Creek Boulevard	9.66	69	173	7.1
Cedar Park Town Center Condos	1430 Big Bend Drive	1.67	16	40	9.6
Cedar Park Town Center Condos	400 Bull Creek Parkway	0.862	6	15	7.0
Cedar Park Town Center Condos	401 Bull Creek Parkway	0.797	6	15	7.5
Cedar Park Town Center Condos	601 Cherry Creek Drive	0.701	6	15	8.6
Cedar Park Town Center Townhomes	1430 Main Street	3	30	75	10.0
Cedar Park Villas	1701 S. Bell Boulevard	5.58	46	115	8.2
Clarksville Lane Garden Pairs	1901 Clarksville Lane	0.73	6	15	8.2

Enclave at El Salido (ETJ)	3201 & 3301 El Salido Parkway	3	36	90	12.0
Lacosta-Blakeline Condos	2900 S. Lakeline Boulevard	1.97	16	40	8.1
Little Elm Trail Townhomes	1900 Little Elm Trail	21.467	176	440	8.2
Quartz Residential	906 Quartz Cove	1.29	16	40	12.4
Silver Oak Townhomes	700 Mandarin Flyway	9.097	82	205	9.0
Villas at Sunset Ridge Townhomes	2930 Grand Oaks Loop	13.735	100	250	7.3
Cedar Park Towncenter Townhomes	700-808 Lost Pines Lane	1.6	24	60	15.0
Cedar Park Towncenter Townhomes	1000-1046 Lost Pines Lane	1.6	24	60	15.0
Existing Zoned Condos/Townhomes Total		242.62	1,682	4,205	6.9

Zoned Condos/Townhomes, Under Review or Development					
Zoned Condos/Townhomes, SD under review, permitted but undeveloped, or under construction		Acreage	Units**	Population*	Density
Creeside/Cross Creek Ranch	N Lynnwood Trail & C-B Ranch Trail	40.04	160	400	4.0
Old Mill Condos (at northern dead end of Old Mill Road)	Old Mill Road	13.03	28	70	2.1
Wilson Trace (Tract 1)	3600 Brushy Creek Road	7.34	21	53	2.9
Wilson Trace (Tract 2)	3810 Brushy Creek Road	17.496	69	173	3.9
Wilson Trace (Tract 3)	3820 Brushy Creek Road	13.396	59	148	4.4
Zoned Condos/Townhomes, Under Review or Development Total		91.30	337	843	3.7

Zoned, Undeveloped Condos/Townhomes					
Zoned CD or TH, not developed	Address	Acreage	Units**	Population*	Density
Brushy Creeek Road UR (Wilson Homestead)	3606 Brushy Creek Road (east of Parmer Lane)	11.80	94	236	8.0
Cottonwood Creek UR (Autumn Ridge)	Cottonwood Creek, north of New Hope Drive	32.50	260	650	8.0
Zoned, Undeveloped Condos/Townhomes Total		44.30	354	886	8.0

Existing Assisted Living / Skilled Nursing Facility Total ***					
Existing Assisted Living / Senior Apartments	Address	Acreage	Beds	Population	Density
Age Restricted / Senior Apartments:					
The Enclave at Cedar Park Senior Living (Spectrum Retirement Communities)	3405 El Salido Parkway (5 Cottages-10 beds) (City)	3.62	10	20	2.8
Maple Ridge / Hawthorn Retirement (Age Restricted)	1531 Juliette Way	6.72	149	298	22.2
Highland Estates (Retirement Community)	1500 N. Lakeline Boulevard	6.93	118	118	17.0
Lakeline Oaks Retirement Community (Age Restricted to 55+)	1905 S. Lakeline Boulevard	8.72	130	130	14.9
The Ranch (CP Senior Apts.)	1301 W. Whitestone Boulevard	17.15	180	180	10.5
Solea Apartments (Age Restricted to 55+)	1520 Juliette Way	7.63	184	368	24.1
Assisted Living / Type A Facilities					
Shenandoah Villa	1623 Shenandoah Drive (ETJ)	1.19	16	16	13.4
Assisted Living / Type B Facilities					
Assisted Living by Covenant House	100 Shady Trails Pass	0.17	10	10	58.8
The Auberge at Cedar Park-A Memory Care Community (previously: Silverado-Cedar Park (US Memory Care) (Alzheimer's Facility)	800 C-Bar Ranch Trail	4.77	90	90	18.9
Avalon Memory Care (Alzheimer's Facility)	2215 S. Lakeline Boulevard	2.36	25	25	10.6
Cedar Ridge Alzheimer's Special Care Center	2100 S. Lakeline Boulevard	3.24	66	66	20.4
The Enclave at Cedar Park Senior Living (*Assisted Living and Memory Care services will be offered upon licensing by the Texas Health and Human Services Commission.)	3405 El Salido Parkway (Main building-144 beds) (ETJ)	2.31	144	144	62.4
Harmony Point (Alzheimer's Facility)	1201 Arrow Point Drive	6.63	60	60	9.0
Isle at Cedar Ridge	2200 S. Lakeline Boulevard	7.54	98	98	13
Poets Walk 5 (Alzheimer's Facility)	1503 Medical Parkway	3.6	70	70	19
Pointe at Cedar Park	450 Discovery Boulevard	3.93	60	60	15.3
Sundance at Brushy Creek Memory Care (Alzheimer's Facility)	3000 Glacier Pass Lane	3.29	52	52	15.8
Nursing Facilities					
Cedar Pointe Health Wellness Suites	1301 Cottonwood Creek Trail	5.904	122	122	20.7
Cottonwood Creek Nursing & Rehabilitation Center	1500 Cottonwood Creek Trail	5.652	120	120	21.2
New Hope Manor	1623 W. New Hope Drive	4.75	114	114	24.0
Sagebrook Health Center	901 Discovery Boulevard	4.91	124	124	25.3
Intermediate Care Facilities (ICFs/IID)					
Appletree Community Residence	2507 Bois Darc Lane	0.24	6	6	25.0
Cedar Park Community Residence	611 Pomegranate Pass	0.17	6	6	34.8
Driftwood Community Home	2304 Dijon Drive	0.27	6	6	21.8
Hill Country Community Residence	1406 Pecan Street	0.40	10	10	24.9
Riviera Community Residence	2401 Dijon Drive	0.28	6	6	21.8
Existing Assisted Living / Skilled Nursing Facility Total		112.37	1,976	2,319	18

Assisted Living / Skilled Nursing Facility (Under Review)					
Assisted Living (Beds) / Senior Apts.		Acreage	Beds	Population*	Density
None					
Assisted Living / Skilled Nursing Facility (Under Review) Total		0.00	0	0	0.0

OVERALL TOTAL ZONED TO ALLOW MEDIUM AND HIGH DENSITY RESIDENTIAL PROPERTIES	1,047.63	18,723	40,024	17.9
Less Land Zoned Multi-Family, NOT Developed as Multi-Family Total ****	24.69	148	370	6.0
TOTAL	1,022.94	18,575	39,654	18.2

* Population estimate is based on 2.5 persons per dwelling unit for Multi-Family & Condo; 2 person per unit for MU; no accounting for occupancy rate.

** Estimated units based on 20 units/acre for MF and 8 units/acre for Condo and TH, except where the tract less than 5 acres, which assumes tri-plex, four-plex ratio of 6 units/acre, and 40 units/acre for MU.

*** **Assisted Living / Skilled Nursing Resource:** *Texas Department of Aging and Disability Services Long-Term Care Provider (<https://apps.hhs.texas.gov/LTCSearch>)*

A **Type A** facility may care for residents who are physically and mentally capable of evacuating the facility unassisted, do not require routine attendance at night and are capable of following directions in an emergency.

A **Type B** facility care for residents who may require help to evacuate, are incapable of following directions under emergency conditions, require staff attendance at night and require assistance transferring to and from a wheelchair.

A **Type C** facility is a 4-bed facility that meets minimum standards for enrollment with the Department of Aging and Disability Services (DADS) as an adult foster care facility.

Intermediate Care Facilities (ICFs/IID) range from homes where a few people live together to state supported living facilities where many people reside. Residents get help with things such as 1) Active treatment to help them be as independent as possible, 2) Taking medicine, and 3) Dressing, cooking or bathing.

**** These are potential units if property is redeveloped.

